

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 27498	Project Address: 1417 NW 20th Ave
Hearing Date: 2/16/22	Appellant Name: Benjamin Riemer
Case No.: B-001	Appellant Phone: 5032211121
Appeal Type: Building	Plans Examiner/Inspector: Ericka Koss, Jason Butler-Brown, Jeremy Russell, Nancy Thorington, Mike Liefeld
Project Type: commercial	Stories: 7 Occupancy: Mixed Construction Type: I-A, III-A
Building/Business Name: Block 290 Apartments	Fire Sprinklers: Yes - Throughout
Appeal Involves: other: Demolition	LUR or Permit Application No.: 20-183725-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Mixed Occupancy

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	City of Portland Title 24 section 24.55.100 Demolition - Debris - Barricades - Nuisances.
Requires	Title 24 section 24.55.100 states the following:All structures to be demolished shall be taken down in a safe manner. The streets or sidewalks shall not be littered with rubbish and shall be wet down, if necessary. During any demolition work, all receptacles, drop boxes, shafts, or piping used in such demolition work shall be covered in an appropriate manner. After removal of any structure all foundations that are not to be used for new construction shall be removed and all excavations filled in compliance with Chapter 24.70 of this Title, to a level of the adjoining grade. Plans shall be submitted for any new construction proposed, utilizing the remaining foundations.
Code Modification or Alternate Requested	The proposed alternate request is to allow for a portion of the existing building slab and foundation to remain after completion of building demolition for removal during site demolition work under future separate permit.
Proposed Design	Proposed demolition work is for removal the existing concrete truck maintenance and parking garage structure and preparation of site for new construction under separate permits. The building currently exists across two lots (Block 290W) 1N1E33BA Tax Lot 103 and (Block 290E) 1N1E33BA Tax Lot 102. (See Exhibit 1 – Alta Survey) The proposal is to completely remove the building including foundations on (Block 290W) 1N1E33BA Tax Lot 103 to prepare for the new building construction on the lot per building permit 20-182443-000-00-CO and to remove the building down to the slab on grade on (Block 290E) 1N1E33BA Tax Lot 102 to prepare for work, including site demolition, under a separate owner and permit for a future public park. The existing service bays remaining on the eastern lot are to be temporarily filled with inert material and covered with water, sunlight, and vandalism resistant sheeting until future development plans are

determined and implemented for 1N1E33BA Tax Lot 102. See Exhibit 2 - Civil Demolition and Erosion Control Plans.

Reason for alternative The proposal for partial removal of the existing building slab and foundations is based on recommendations by the geotechnical engineer, True North Geotechnical DBA - GEO Consultants Northwest Inc, in the attached Memo (Exhibit 3-Geotechnical Memo) to retain the portion of the existing concrete slab and foundations on (Block 290E) 1N1E33BA Tax Lot 102 to provide a suitable temporary "cap" of any possible below-grade residual contamination on the site prior to future work on the site. Following transfer of ownership in the future, we understand that additional site demolition, future grading, and future remediation of below grade contamination (either revealed by future owners or discovered during future development) will be done under a separate permit after ownership of the Block 290E portion of the site (1N1E33BA, Tax Lot 102) is transferred to another party.

APPEAL DECISION

Demolition of existing building with a portion of the existing slab and foundation to remain until removed under future separate permit: Hold for additional information.

See note below regarding the process for submitting additional information.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required.

MEMORANDUM

DATE: February 3, 2022

FROM: David K. Rankin, C.E.G. – Principal Engineering Geologist

TO: Tamara Holden – Block 290, LLC
Levi Curran - Block 290, LLC.

SUBJECT: Block 290 East - Geotechnical Demolition Recommendations

On January 21, 2022, GeoConsultants NW (GCN) was acquired by True North Geotechnical Services (True North), and all former employees of GCN are now employed by True North, long-time teaming partner of GCN and peer reviewer on Block 290 needs. Brad Hupy, David Rankin, Tima Carlson and other former GCN personnel already assigned to this project will remain engaged. Other staff personnel from the True North team will be included, as needed to accommodate project needs.

This memorandum has been prepared to provide clarity regarding the site conditions at the close-out of demolition permit #: 20-183725-000-00-CO. This is in response to the City of Portland – Site Development Plan Check Review regarding Title 24, Section 24.55.00 – Demolition, Debris, & Nuisances as they relate to Lot #: 1N1E33BA, Tax-Lot 102.

Block 290 is the former site of a class-8 truck service building, proposed to be demolished. The proposed revision to the demo permit is for work on the Eastern half of Block 290 to be limited to the demolition of the building only, with concrete building slab on grade, depressed service bays, and foundations to remain. Following future transfer of ownership, we understand that additional site demolition, future grading, and future remediation of below grade contamination (either revealed by future owners or discovered during future development) will be done under a separate permit after ownership of the Block 290 East portion of the site (1N1E33BA, Tax Lot 102) is transferred to another party.

Historically, motor fuel (principally diesel but also gasoline), motor oil, waste oil and other products (anti-freeze, etc.) were used during truck fueling and maintenance. Oregon Department of Environmental Quality has issued No Further Action (NFA) Determinations on nine tanks removed¹.

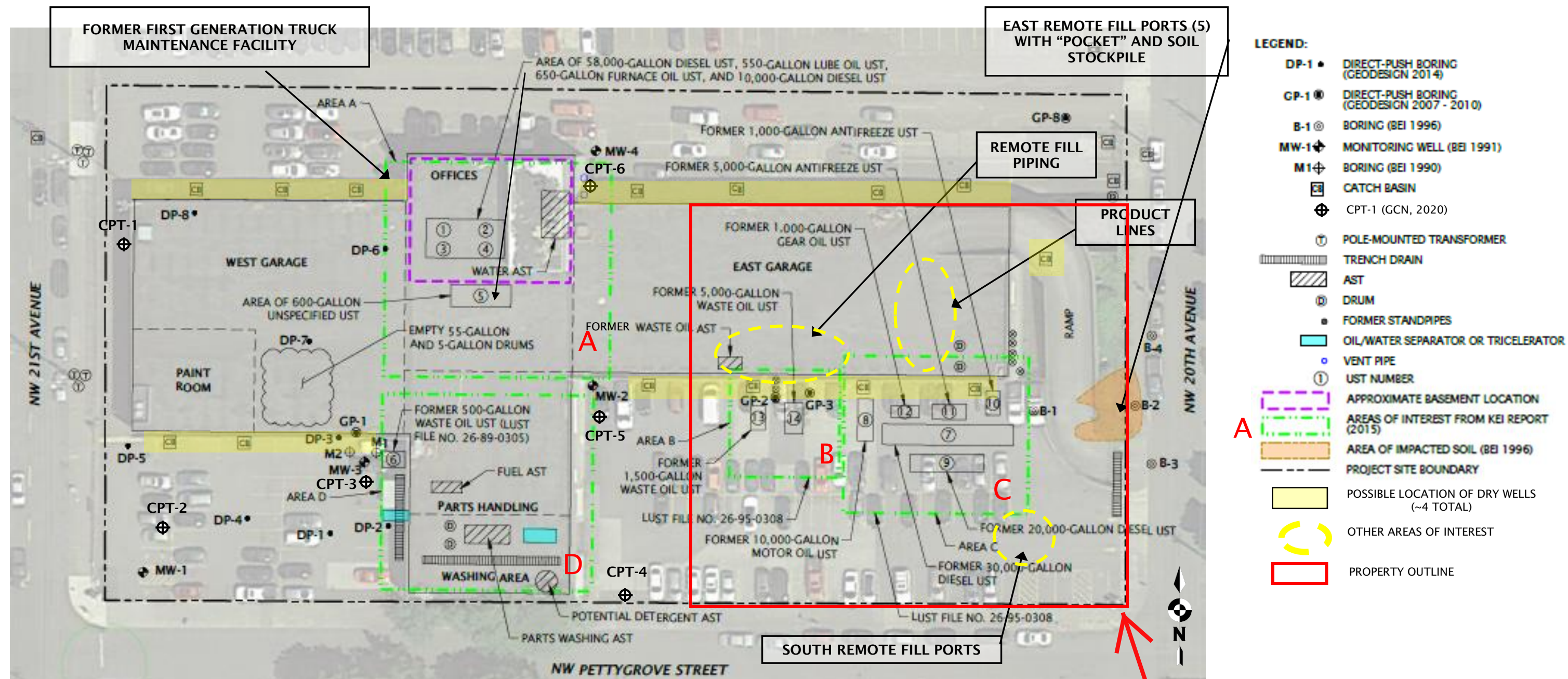
¹ Consolidated Freightways, File No. 26-95-0308, prepared by the Oregon Department of Environmental Quality, dated September 24, 1996, and No Further Action Determination, Con-Way, Inc., File No. 26-89-0305, prepared by the Oregon Department of Environmental Quality, dated October 2, 2012.

Precise locations of suspected contaminated soil, contaminated above Oregon DEQ screening thresholds, is not known but is anticipated based on the locations of historic truck maintenance and fueling operations (refer to attached Figure 2 from the CMMP dated 6/7/2021 for the East Block). Most of the areas are underground storage tanks (USTs) sites and, both inside/outside the building, and underground piping connected to the USTs. There also may be suspect stormwater dry wells, underground UST piping, and USTs not previously discovered but remaining on the property, and, if encountered, should be removed to confirm “clean” conditions per DEQ guidance.

In our opinion, leaving the existing interior slab, exterior paving, other actions listed below, are considered a suitable temporary “cap” of any possible below-grade residual contamination above DEQ thresholds until future development of the site commences under a separate permit. The following are our recommendations for the demolition of the Eastern half of the Block 290 building with floor slab surface (including walls and floors of the service bay vaults depressed below the main floor slab) being left intact and unbroken. Specifically,

1. Within the depressed service bays, with no piping formerly used for conveying or venting fuel/oil/solvent/related liquids shall be removed or cut. All uncapped piping used for fuel/oil/solvent/related liquids in the depressed service bays needs to be capped, otherwise not disturbed.
2. On the main floor slab, all uncapped piping (currently flush with the top of slab or, during demo, cut to top of slab) shall be capped.
3. Around the building exterior, all uncapped piping (currently flush with the surrounding ground surface or, during demo, cut to surround ground surface) within non-traffic areas and serving no useful purpose (such as existing utility, dry well, etc.), shall be capped.
4. Until future development plans are determined and implemented, the depressed service bays will be temporarily filled with inert material and covered with water, sunlight, and vandalism resistant sheeting to prevent potential migration of stormwater into the filled service bays.
5. Native soil (or crushed rock over native soil) is exposed in a small area between the east side of the building and the sidewalk. Within this area, the historic record suggests that there is a small stockpile of petroleum contaminated soil over a small/shallow pocket of petroleum contaminated soil (refer to attached Figure 2 from the CMMP dated 6/7/2021 for the East Block). Following demolition, the owner/contacting managing demolition of the entire building need to conduct a visual review this area to determine the best practice for keeping stormwater off this area. At this time, we propose covering this area with water, sunlight, and vandalism resistant sheeting and collecting/diverting stormwater from this sheeting to a suitable outlet.

Attachment – Figure 2 (from CMMP)



SOURCE: BASE DRAWING PROVIDED BY GEODESIGN "SITE PLAN - HISTORICAL BORING LOCATIONS", 2019 WITH GCN CPT LOCATION OVERLAY

SCALE: 1 INCH = 30 FEET (PRINTED ON 11X17)

UST = UNDERGROUND STORAGE TANK
AST = ABOVE-GROUND STORAGE TANK

GEO CONSULTANTS NORTHWEST	PROJECT 1294-06	GUARDIAN REAL ESTATE SERVICES BLOCK 290 EAST	
	2839 SE Milwaukie Portland, OR 97202	AUG 2020 Drawn By: dkr	HISTORICAL MAP FIGURE 2